

Submitted July 13, 2011

Approved As of

Date July 13, 2011

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 10-2011
Wednesday, April 27, 2011

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, April 27, 2011.

PRESENT
John Tyner, Chair
Jerry Callistein
Kathleen Cook
Don Hadley
David Hill
Kate Ostell

Absent: Dion Trahan

Present: Bridget Donnell Newton, Council Liaison
Susan Swift, Director of CPDS
Andrew Gunning, Assistant Director of CPDS
David Levy, Chief of Long-Range Planning
Emad Elshafei, Chief of Traffic and Transportation
Bobby Ray, Principal Planner
Cindy Kebba, Planner III
Mayra Bayonet, Planner III
Ann Wallas, Planner III
Clark Larson, GIS Specialist
Jeremy Hurlbutt, Planner III
Margaret Hall, Planner II
Tyler Tansing, Commission Secretary

REVIEW AND ACTION

Correction Plat PLT2011-00511, Laura McCabe Brandit - a correction plat has been filed to correct errors made on recorded plat 20377. The property is located at 1900 Chapman Avenue.

Ms. Hall presented the staff report.

Ms. Hall pointed out the errors on the Plat and explained that these errors were recently found during a recent examination of the property.

Commissioner Hill expressed his concern regarding the corrections. Ms. Hall explained.

Commissioner Callistein moved, seconded by Commissioner Ostell to approve Correction Plat PLT2011-00511, Laura McCabe Brandit as submitted. The motion passed on a vote of 6-0. Commissioner Trahan was absent.

Ownership Plat PLT2011-00510, Foulger-Pratt Companies - An Ownership Plat has been filed to create two ownership lots, Lot 16-C (approximately 1.34 acres), and Lot 16-D (approximately 1.09 acres) in the PD-MC (Planned Development - Metro Center) zone at 111 Rockville Pike.

Mr. Hurlbutt presented the staff report.

The application is proposing to create two ownership Lots on Lot 16-B (Lots 16-C and 16-D). Ownership Lot 16-C to be owned by F.P. Rockville III Limited Partnership and 16-D to be owned by F.P. Rockville II Limited Partnership, both Foulger-Pratt Companies.

The Commission inquired about the modifications, and the easements. Mr. Hurlbutt explained the modifications on the Plat.

Commissioner Hill moved, seconded by Commissioner Cook to approve Ownership Plat PLT2011-00510, Foulger-Pratt Companies as amended in this session and handed out by staff and with the findings recorded on pages 4 and 5 of the staff report. The motion passed on a vote of 6-0. Commissioner Trahan was absent.

WORKSESSION - First worksession on the Draft Rockville Pike Plan.

Presentation by Gianni Longo, Principal, ACP Visioning & Planning will be followed by a general discussion of the Draft Plan's Development Principles and core recommendations.

Mr. Levy began the first worksession. He noted that the record is open until May 27, 2011.

Mr. Levy stated that the purpose of this worksession is to discuss the planning process and development principles of the Plan.

Gianni Longo, Principal, ACP Visioning & Planning, began a dialogue with the Planning Commission regarding the purpose of the Plan.

Mr. Longo presented a slide presentation of the planning process, when it began including public meetings and public involvement. Mr. Longo illustrated the steps that were developed using ideas and feedback that had emerged from all previous public involvement efforts, including the kick-off in December 2007 and the stakeholder workshop in February 2008.

The Commission discussed presented comments regarding the development principles of the draft Plan and asked questions of Mr. Longo.

The Commission, staff and Mr. Longo discussed the ten development principles that evolved from public input at community meetings in 2007 and 2008. Testimony received so far was also discussed and included public comments from people not wanting to change the Pike; Form-Base Code; creating a main street in the City; protecting the safety of pedestrians and bicyclists; what is the best solution for Rockville regarding the Boulevard; has there been any attempt to survey the participants who represented the community in expressing their opinions; bus rapid transit (BRT); workable boulevard; bicycle lanes; protecting the smaller businesses on the Pike; varying the zoning regulations for different areas along the Pike; solution to controlling congestion on the Pike; intersection failure; creating conditions whereby people choose not to drive their cars; addressing signage on the Pike; promoting more walkability on the Pike; Town Architect to help and facilitate how the Form-Base Code works; and incentive for redevelopment.

Mr. Levy discussed upcoming worksessions and speakers.

COMMISSION ITEMS

Staff Liaison Report

Mr. Gunning presented an update on the APFO Committee meetings; and the May 11 and 25 Planning Commission agendas; and that the Planning Commissioners must provide a list of their 2010 accomplishments as well as 2011 goals for the Commission; and

Old Business

Commissioner Hill commented that he was not present at the last meeting regarding the request for street name change. Commissioner Hill commented that Middle Lane occupies the middle of the City and he, therefore, believes the significance of Middle Lane being in the City landscape.

New Business

No New Business

Minutes

No Minutes

FYI Correspondence

No FYI Correspondence

ADJOURN

The Chair adjourned the meeting at 11:47 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary